

FOR SALE



CROSBY &
ASSOCIATES, INC.

163± ACRE LAKEFRONT
RESIDENTIAL DEVELOPMENT PROPERTY

Close to I-4 in Lake Alfred, Florida

NEW
LISTING

ZONING: RESIDENTIAL PRICE: \$600,000

Ideal Location

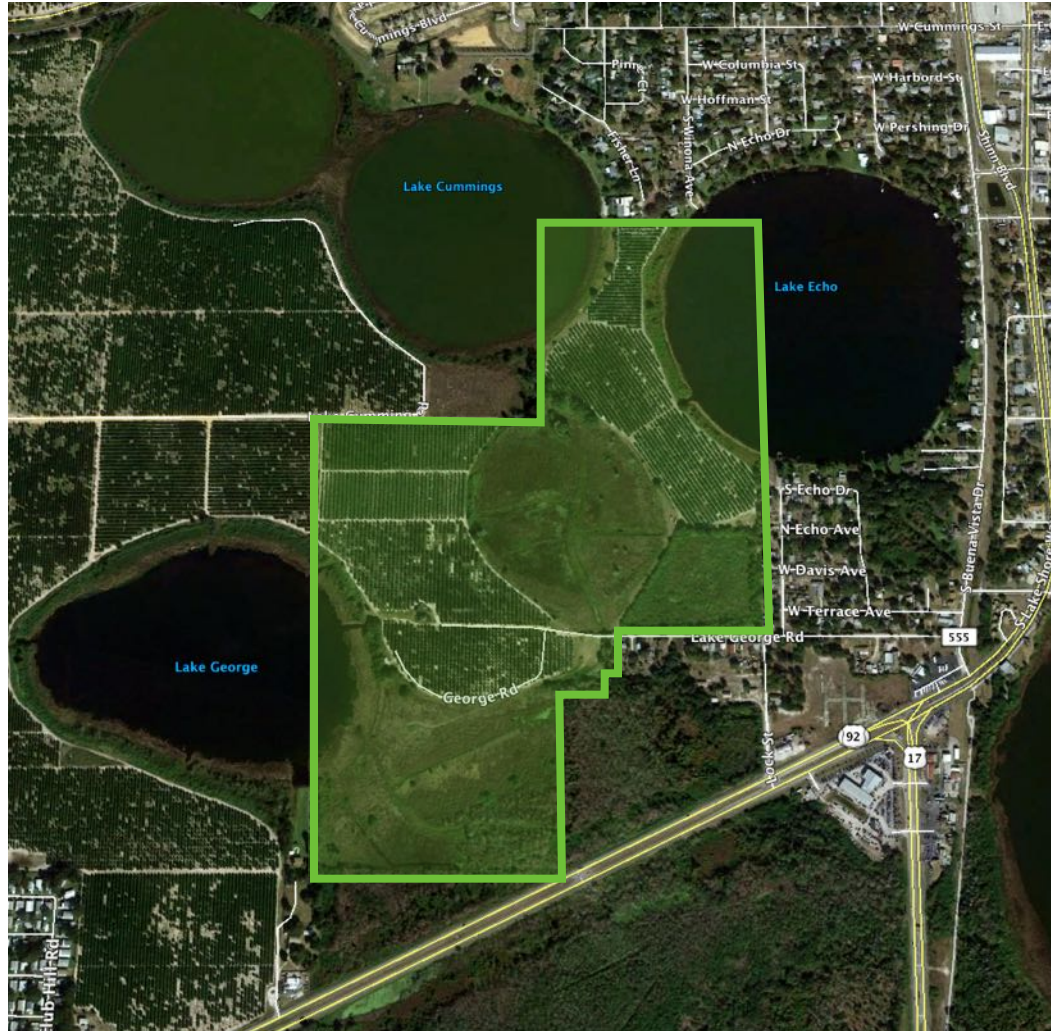
This 163± acres of land is seven minutes to I-4 for the Tampa and Orlando commuters. It's conveniently located near Winter Haven, Auburndale, and Lake Alfred.

Three Lakes

The property features frontage on three lakes and rolling hills that offer exceptional views.

A Lot to Offer

The excellent location, beautiful terrain, and city utilities running through the property provide the perfect location and has a lot to offer as a residential development property.



- City of Lake Alfred Utilities On-Site
- Very Accessible
- Zoned: Residential 3.6 units/acre
- Beautiful Lake Frontage Totaling 4,500'
 - 950' on Lake Cummings
 - 1,750' on Lake George
 - 1,800' on Lake Echo
- Road Frontage:
 - 130' on north side of Lake George Rd
 - 450' on south side of Lake George Rd
 - Access also at Fisher Lane
- 2014 Traffic Count on US Hwy 92 from SR 557 to US Hwy 17: 20,000 cars/day
- 2014 Ag Exempt Taxes: \$2,450

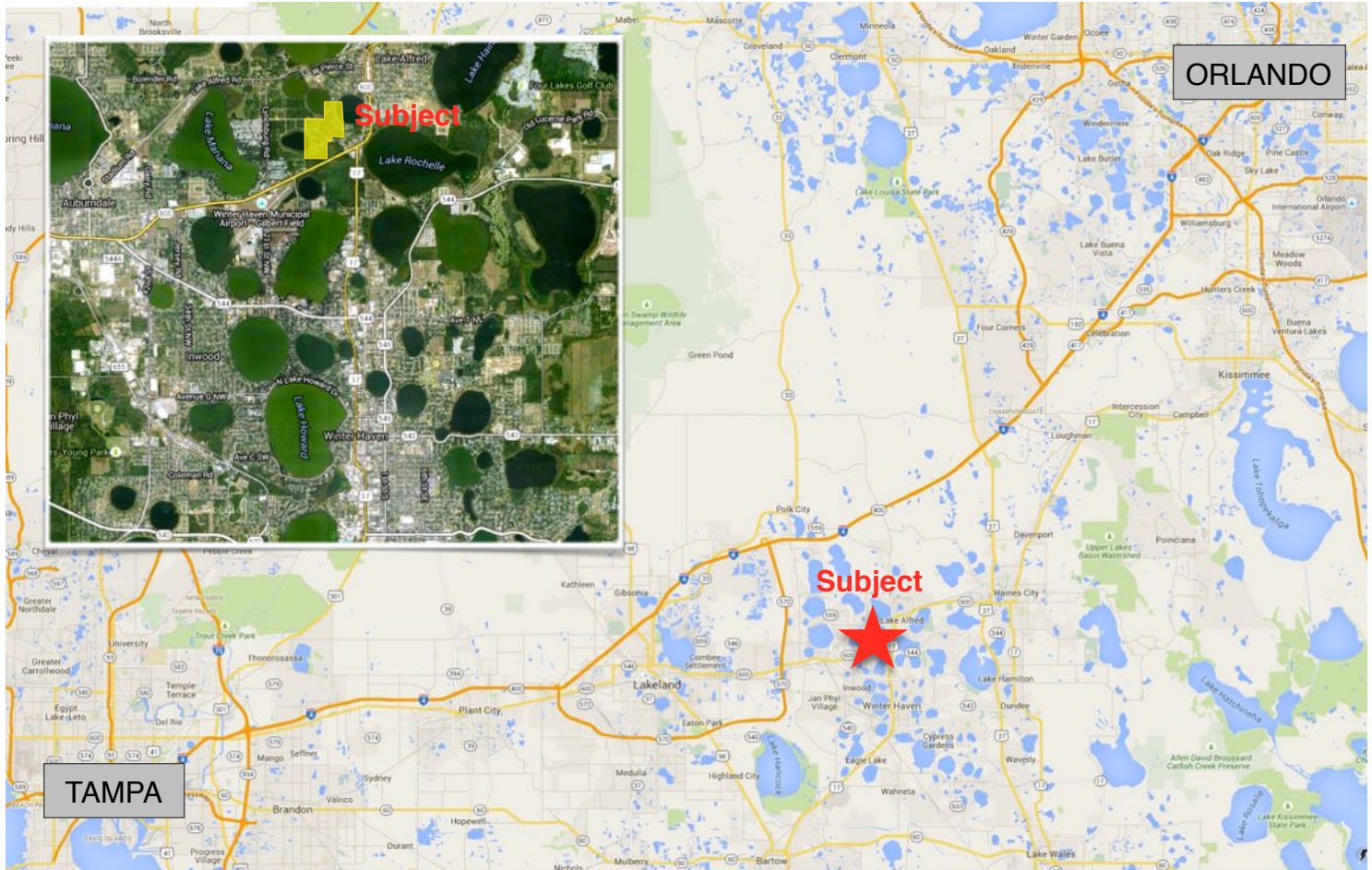
DRIVING DIRECTIONS

From I-4 take exit 48. Turn south onto CR 557. Drive for approx. 6 miles, the road turns into Pomelo Street. Turn south onto US Hwy 92/Shinn Blvd. Turn north onto Buena Vista Dr. Turn west

onto Lake George Rd. Lake George Rd. The property is the north and southside of Lake George Rd.

COORDINATES

28.07496, -81.74123



OFFERED BY

BEN CROSBY, CCIM, ALC
 Broker/Owner
 2014 Land Realtor® of America
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2015 Demographics	1 Mile	3 Miles	5 Miles
Population	2,534	29,763	74,751
Median Age	48.9	44.3	43.0
Median Income	\$37,473	\$36,300	\$37,910
Average Income	\$45,716	\$45,651	\$48,672

Crosby & Associates, Inc.

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